



General Assembly

January Session, 2001

Raised Bill No. 1334

LCO No. 4385

Referred to Committee on Finance, Revenue and Bonding

Introduced by:
(FIN)

AN ACT CONCERNING MUNICIPAL DEVELOPMENT PROJECTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-186 of the general statutes is repealed and the
2 following is substituted in lieu thereof:

3 It is found and declared that the economic welfare of the state
4 depends upon the continued growth of industry and business within
5 the state; that the acquisition and improvement of unified land and
6 water areas and vacated commercial plants to meet the needs of
7 industry and business or of a public or private educational institution
8 should be in accordance with local, regional and state planning
9 objectives; that such acquisition and improvement often cannot be
10 accomplished through the ordinary operations of private enterprise at
11 competitive rates of progress and economies of cost; that permitting
12 and assisting municipalities to acquire and improve unified land and
13 water areas and to acquire and improve or demolish vacated
14 commercial plants for industrial and business purposes or for the
15 benefit of a public or private educational institution and, in distressed
16 municipalities, to lend funds to businesses and industries, or to, and
17 for the benefit of, a public or private educational institution, within a

18 project area in accordance with such planning objectives are public
19 uses and purposes for which public moneys may be expended; and
20 that the necessity in the public interest for the provisions of this
21 chapter is hereby declared as a matter of legislative determination.

22 Sec. 2. Section 8-187 of the general statutes is repealed and the
23 following is substituted in lieu thereof:

24 As used in this chapter, (1) "municipality" means a town, city,
25 consolidated town and city or consolidated town and borough; (2)
26 "legislative body" means (A) the board of selectmen in a town that
27 does not have a charter, special act or home rule ordinance relating to
28 its government or (B) the council, board of aldermen, representative
29 town meeting, board of selectmen or other elected legislative body
30 described in a charter, special act or home rule ordinance relating to
31 government in a city, consolidated town and city, consolidated town
32 and borough or a town having a charter, special act, consolidation
33 ordinance or home rule ordinance relating to its government; (3)
34 "development agency" means the agency designated by a municipality
35 under section 8-188 through which the municipality may exercise the
36 powers granted under this chapter; (4) "development project" means a
37 project conducted by a municipality for the assembly, improvement
38 and disposition of land or buildings or both to be used principally for
39 industrial or business purposes or for the purposes of a public or
40 private educational institution and includes vacated commercial
41 plants; (5) "vacated commercial plants" means buildings formerly used
42 principally for business or industrial purposes of which more than fifty
43 per cent of the usable floor space is, or which it is anticipated, within
44 eighteen months, shall be, unused or substantially underutilized; (6)
45 "project area" means the area within which the development project is
46 located; (7) "commissioner" means the Commissioner of Economic and
47 Community Development; (8) "planning commission" means the
48 planning and zoning commission designated pursuant to section 8-4a
49 or the planning commission created pursuant to section 8-19; (9) "real
50 property" means land, subterranean or subsurface rights, structures,

51 any and all easements, air rights and franchises and every estate, right
52 or interest therein; and (10) "business purpose" includes, but is not
53 limited to, any commercial, financial or retail enterprise and includes
54 any enterprise which promotes tourism and any property that
55 produces income.

56 Sec. 3. Section 8-189 of the general statutes is repealed and the
57 following is substituted in lieu thereof:

58 The development agency may initiate a development project by
59 preparing a project plan therefor in accordance with regulations of the
60 commissioner. The project plan shall include: [(a)] (1) A legal
61 description of the land within the project area; [(b)] (2) a description of
62 the present condition and uses of such land or building; [(c)] (3) a
63 description of the types and locations of land uses or building uses
64 proposed for the project area; [(d)] (4) a description of the types and
65 locations of present and proposed streets, sidewalks and sanitary,
66 utility and other facilities and the types and locations of other
67 proposed site improvements; [(e)] (5) statements of the present and
68 proposed zoning classification and subdivision status of the project
69 area and the areas adjacent to the project area; [(f)] (6) a plan for
70 relocating project-area occupants; [(g)] (7) a financing plan; [(h)] (8) an
71 administrative plan; [(i)] (9) a marketability and proposed land-use
72 study or building use study if required by the commissioner; [(j)] (10)
73 appraisal reports and title searches; [(k)] (11) a statement of the
74 number of jobs which the development agency anticipates would be
75 created by the project and the number and types of existing housing
76 units in the municipality in which the project would be located, and in
77 contiguous municipalities, which would be available to employees
78 filling such jobs; and [(l)] (12) findings that the land and buildings
79 within the project area will be used principally for industrial or
80 business purposes or for the purposes of a public or private
81 educational institution; that the plan is in accordance with the plan of
82 development for the municipality adopted by its planning commission
83 and the plan of development of the regional planning agency, if any,

84 for the region within which the municipality is located; that the plan is
85 not inimical to any state-wide planning program objectives of the state
86 or state agencies as coordinated by the Secretary of the Office of Policy
87 and Management; that the project will contribute to the economic
88 welfare of the municipality and the state; and that to carry out and
89 administer the project, public action under this chapter is required.
90 Any plan which has been prepared by a redevelopment agency under
91 chapter 130 may be submitted by the development agency to the
92 legislative body and to the commissioner in lieu of a plan initiated and
93 prepared in accordance with this section, provided all other
94 requirements of this chapter for obtaining the approval of the
95 commissioner of the project plan are satisfied.

96 Sec. 4. Subsection (a) of section 32-285 of the general statutes is
97 repealed and the following is substituted in lieu thereof:

98 (a) There is hereby established a tax incremental financing program,
99 under which the incremental sales taxes collected under chapter 219,
100 [and] the admissions, cabaret and dues taxes collected under chapter
101 225, [which] any net increase in grants in lieu of taxes for state-owned
102 real property authorized under section 12-19a that are a result of new
103 development or expansion by a state institution of higher education,
104 and any net increase in grants in lieu of taxes authorized under section
105 12-20a that are a result of new development or expansion by a private
106 nonprofit institution of higher education, which taxes or increases in
107 grants are generated by a project approved by the authority under this
108 section, may be used to pay the debt service on bonds issued by the
109 authority to help finance, on a self-sustaining basis, significant
110 economic projects and encourage their location in the state.

Statement of Purpose:

To expand the purposes for which certain municipal development projects or tax incremental financing projects of the Connecticut Development Authority may be undertaken.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]